



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SOUTHWESTERN DIVISION, CORPS OF ENGINEERS
1114 COMMERCE STREET
DALLAS, TEXAS 75242-0216

21 SEP 1992

CESWD-ED-G

MEMORANDUM FOR CDR, USACE, ATTN: CEMP-R, WASH DC 20314-1000

SUBJECT: DERP-FUDS Inventory Project Report (INPR) for Site No.
K06TX022900, Former Grand Prairie National Guard Facility, TX

1. I am forwarding for appropriate action the INPR for the subject FUDS site which has been determined to be eligible under the DERP-FUDS program.
2. Although this is an eligible site, there is no evidence of DOD-generated hazardous/toxic waste. I recommend that no further action be taken on this site at this time.

ROBERT L. HERNDON
Brigadier General, USA
Commanding

Encl

CF (w/signed FDE):
CESWF-ED-G

90073099





DEPARTMENT OF THE ARMY
FORT WORTH DISTRICT, CORPS OF ENGINEERS
P. O. BOX 17300
FORT WORTH, TEXAS 76102-0300

REPLY TO
ATTENTION OF:

CESWF-ED-G (200-1a)


8 May 1992

MEMORANDUM FOR COMMANDER, SOUTHWESTERN DIVISION, ATTN: CESWD-PP-MM (JIM HARRIGAN)

SUBJECT: DERP-FUDS Inventory Project Report (INPR) for Site No. K06TX022900, City of Grand Prairie, et al, Properties (Formerly U.S. Naval Outlying Field No. 26803 and Grand Prairie National Guard Facility)

1. This INPR reports on the DERP-FUDS preliminary assessment at the city of Grand Prairie, et al, properties. Site visits were conducted on 10 April and 13 April 1992. The site survey summary sheet and site map are at Encl 1.
2. It was determined that the site was formerly used by the Department of Navy, the Department of Army, and the Department of Air Force. A recommended Findings and Determination of Eligibility is at Encl 2.
3. It has also been determined that there is no hazardous waste at the site eligible for cleanup under DERP-FUDS.
4. I recommend that you:
 - a. Approve and sign the Findings and Determination of Eligibility;
 - b. Forward a copy of the INPR to CEMRD and CEHND for the PA file; and
 - c. Forward a copy of this INPR to CEMP-R.

2 Encls

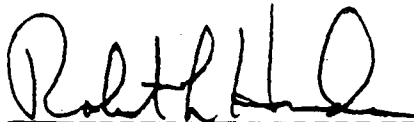

ROBERT D. BESANCON
LTC, EN
Acting Commander

DETERMINATION

Based on the foregoing findings of fact, the site has been determined to be formerly used by the Department of Defense. It is, therefore, eligible for the Defense Environmental Restoration Program - Formerly Used Defense Sites established under 10 USC 2701 et seq.

24 Sept 92

DATE



ROBERT L. HERNDON
Brigadier General, USA
Commanding

SITE SURVEY SUMMARY SHEET
FOR
DERP-FUDS SITE NO. K06TX022900
CITY OF GRAND PRAIRIE, ET AL, PROPERTIES
MAY 1992

SITE NAME: City of Grand Prairie, et al, properties, formerly U.S. Naval Outlying Field No. 26803 and Grand Prairie National Guard Facility.

LOCATION: The site is located in Grand Prairie, Dallas County, Texas.

SITE HISTORY: The U.S. Government acquired 278.51 acres, 238.21 fee acres and 40.30 easement acres, on 4 August 1942. The site was used by the Navy as an auxiliary landing field for the Naval Air Station in Dallas, Texas. Improvements constructed at the site included hangars, runways, barracks, an administration building, a warehouse, training buildings, underground fuel storage, streets, and utilities. In 1953, the site was licensed to the Army for the purpose of Texas National Guard training. Both the Texas National Guard and the Texas Air National Guard used the site from 1953-1956. The Navy transferred the site to the Army on 14 February 1957, with the mission of the site remaining National Guard training. Records do not indicate when the site was declared excess or transferred to the General Services Administration (GSA). The GSA conveyed 8.33 easement acres to the city of Grand Prairie on 21 July 1960, and 31.97 easement acres to Mr. Jerome Dealy on 12 January 1961. The GSA conveyed 195.82 fee acres to the city of Grand Prairie on 22 May 1962. The Continental Air Command transferred 42+ acres to the State of Texas on 22 June 1964. The Government reacquired the 195.82 acres on 13 April and 4 October 1966. Again, records do not show when the site was excessed. The GSA conveyed the reacquired acreage back to the city of Grand Prairie on 11 April 1975. The site is currently owned by the city of Grand Prairie, Mr. Issac Heller (West Freeway Business Park Addition), and the State of Texas. The City has constructed several municipal buildings on its property. An industrial park has been constructed on the Heller property, and the Texas National Guard still uses a small portion of the former base.

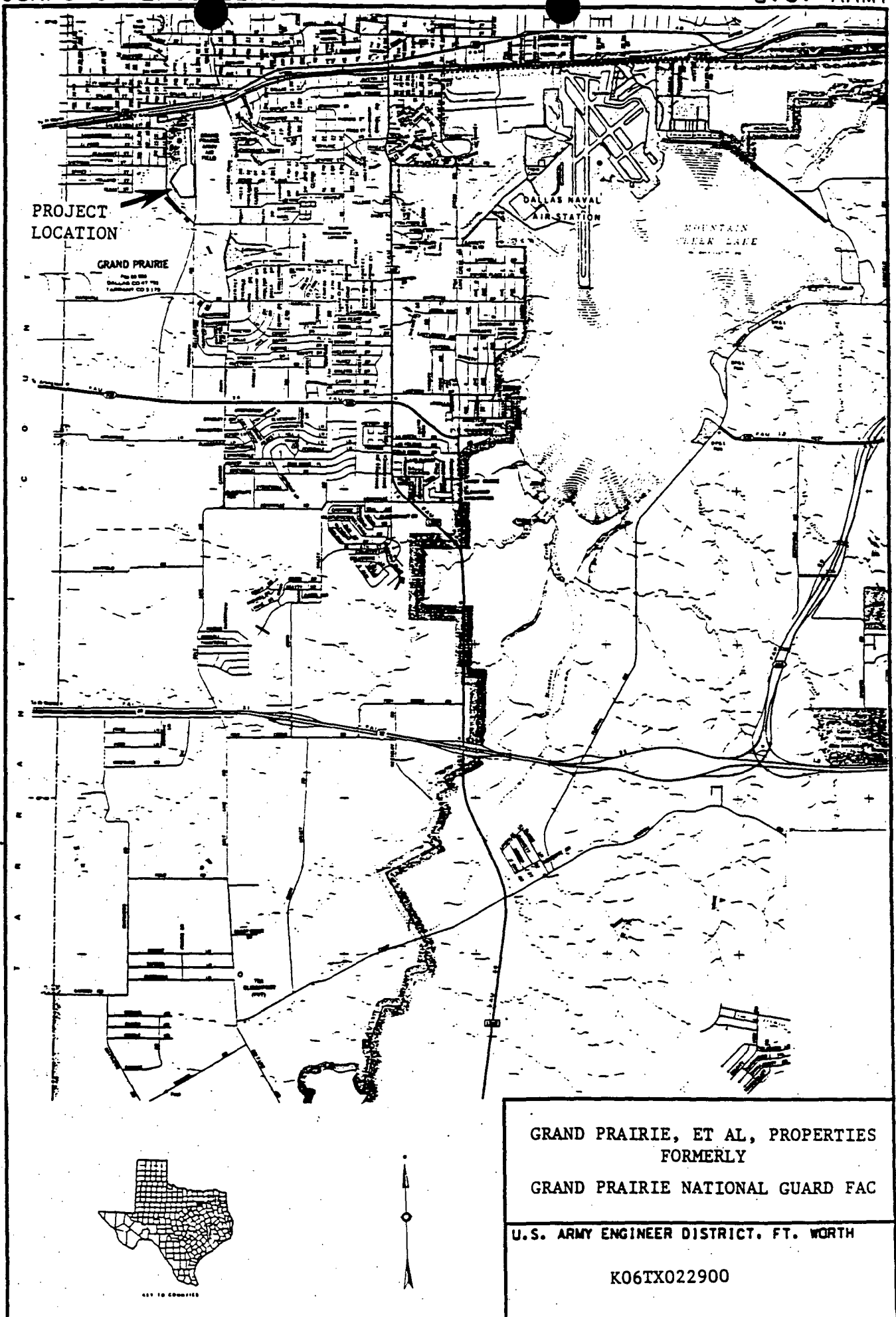
SITE VISIT: A site visit was conducted on 10 April 1992 by Robert Behm and George Ruede, CESWF-ED-GG. They met with city of Grand Prairie personnel H. Lynn Hilburn, Floodplain Administrator, and James R. Cummings, Department of Health, Water Quality Manager. Messrs. Hilburn and Cummings stated that they were not aware of any environmental problems on City property and that no former Department of Defense (DOD) facilities now exist on their land. A second site visit was conducted on 13 April 1992 by Messrs. Behm and Ruede. They met with Ms. Lynnly Hardy, Manager of the West Freeway Business Park. Ms. Hardy stated that all former DOD facilities, including three underground storage tanks with piping, were razed for the industrial park construction. There was no evidence of hazardous waste, explosive ordnance, or unsafe debris found at the site as a result of DOD activity.

CATEGORY OF HAZARD: None noted.

PROJECT DESCRIPTION: No further action is recommended at this site.

AVAILABLE STUDIES AND REPORTS: None.

FORT WORTH DISTRICT POC: Randy Niebuhr, 817/334-3223.



**DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FORMERLY USED DEFENSE SITES PROGRAM
FINDINGS AND DETERMINATION OF ELIGIBILITY
CITY OF GRAND PRAIRIE, ET AL, PROPERTIES**

SITE NO. K06TX022900

FINDINGS OF FACT

1. The U.S. Government acquired 278.51 acres, 238.21 fee acres and 40.30 easement acres, on 4 August 1942, in Grand Prairie, Dallas County, Texas, for an auxiliary airfield. The site was developed and named U.S. Naval Outlying Field No. 26803. The site was transferred to the Army on 14 February 1957, and redesignated Grand Prairie National Guard Facility.
2. The Navy used the site as an auxiliary airfield to support pilot training at the nearby Naval Air Station in Dallas, Texas. Improvements constructed at the site included hangars, barracks, underground fuel storage tanks, streets, runways, an administration building, a warehouse, training buildings, and utilities. The site was used by the Texas National Guard from 1953-56 and was transferred to the Army for use by the Texas National Guard in 1957. A small portion of the site, approximately 42± acres, is currently under Texas National Guard control. The entire site was active from 1942-62 and 1966-75. Records do not indicate when the site was excessed to the General Services Administration (GSA) after either occupation.
3. The GSA conveyed 8.33 easement acres to the city of Grand Prairie on 21 July 1960, and 31.97 easement acres to Mr. Jerome Dealy on 12 January 1961. The GSA conveyed 195.82 fee acres to the city of Grand Prairie on 22 May 1962. The Continental Air Command transferred 42± acres to the State of Texas on 22 June 1964. The Government reacquired the 195.82 acres on 13 April and 4 October 1966. The GSA conveyed the reacquired acreage back to the city of Grand Prairie on 11 April 1975. The site is currently owned by the city of Grand Prairie, Mr. Issac Heller (West Freeway Business Park Addition), and the State of Texas. The City has constructed several municipal buildings on its property. An industrial park has been constructed on the Heller property, and the Texas National Guard still uses a small portion of the former base. That portion of the site owned by the State of Texas and used by the Texas National Guard is not eligible for the Formerly Used Defense Sites program. None of the current deeds contain any restrictions, restoration, or recapture clauses.

CONVERSATION RECORD

TIME

1000 HRS.

DATE

10 APR '92

TYPE

☒ VISIT☒ CONFERENCE☐ TELEPHONE☐ INCOMING☐ OUTGOING

ROUTING

NAME/SYMBOL

INT

Location of Visit/Conference: CITY OF GRAND PRAIRIE CITY ENGR. OFFICE

NAME OF PERSON(S) CONTACTED OR IN CONTACT WITH YOU

ORGANIZATION (Office, dept., bureau, etc.)

TELEPHONE NO.

SUBJECT

DERP-FUDS PROJECT NO. K06TX0ZZ900, GRAND PRAIRIE

NAT'L. GUARD FACILITY, DALLAS CO., TX.

SUMMARY

The following met in the City of Grand Prairie office @ 317 College St.: Lynn Hilburn, Floodplain Administrator, 214/660-8137; James Cummins, Water Quality Manager, 214/262-2867; George Ruedi, CESWF-ED-66, and Robert Behm, CESWF-ED-66. The City of Grand Prairie is current owner of approximately 2/3 rd of the former DOD facility. Mr. Hilburn stated there were no former DOD facilities on this site that is owned by the City; and both Mr. Hilburn and Mr. Cummins stated they were not aware of any environmental problems at the site. Mr. Cummins stated that the City ^{periodically} samples water from Cottonwood Ck. which drains the subject site and Chemical and Bacteriological analysis have always been "clean". The City has built several municipal bldgs on the property.

ACTION REQUIRED

INCLUDE IN P/A REPORT

NAME OF PERSON DOCUMENTING CONVERSATION

SIGNATURE

DATE

ROBERT C. BEHM, CESWF-ED-66

Robert C. Behm

14 Apr '92

ACTION TAKEN

SIGNATURE

TITLE

DATE

CONVERSATION RECORD

TIME
1430 Hrs

DATE
13 APR '92

TYPE

☐ VISIT

☐ CONFERENCE

☒ TELEPHONE

☐ INCOMING

☐ OUTGOING

ROUTING

NAME/SYMBOL	INT

Location of Visit/Conference:

NAME OF PERSON(S) CONTACTED OR IN CONTACT WITH YOU

MS. LYNNLY HARDY

ORGANIZATION (Office, dept., bureau, etc.)

MGR. WEST FREEWAY BUSINESS PARK

TELEPHONE NO.

214/988-9140

SUBJECT

DEPR- FUDS PROJECT No. K06TX0ZZ900, GRAND PRAIRIE NAT'L GUARD FAC., DALLAS CO., TX.

SUMMARY

The undersigned telephoned Ms. Hardy in regard to the subject FUDS project. Ms. Hardy was familiar with the DERP program and stated that ~~for~~ ~~some~~ Mr. Lon Roberts, original developer of the property, removed all DOD facilities including three UST's and piping prior to developing the existing business park. The business park comprises approx the western 1/3rd. of the old Nat'l. Guard facility and was purchased by her company from the city of Grand Prairie. Ms. Hardy stated she knows of no environmental problems on the property.

ACTION REQUIRED TO BE INCLUDED IN SUBJECT P/A REPORT

NAME OF PERSON DOCUMENTING CONVERSATION

ROBERT C. BEHM, CESWF-ED-GA

SIGNATURE

Robert C. Behm

DATE

13 APR '92

ACTION TAKEN

SIGNATURE

TITLE

DATE